

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
December 21, 2004
AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, December 1, 2004, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, December 21, 2004**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice Chairman	District 4
Mr. Welton G. Cadwell	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	

COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
December 1, 2004
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
December 21, 2004

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#69-04-3	Richard H. Langley	1	#82-04-PUD/AMD
LPA#04/5/2-2	Hart Family, LLC Steven J. Richey, P.A.	2	#4-04-LPA
PH#73-04-2	Ladd Development Steven J. Richey, P.A.	3	#78-04-Z
PH#78-04-2	Jon VanderLey Dale Ladd, Ladd Development	4	#86-04-CFD
CUP#04/12/1-5	Robert C. Gruner Steven J. Richey, P.A.	5	#83-04-CUP/AMD
PH#72-04-2	Robert Thompson, et al Steven J. Richey, P.A.	6	#77-04-Z
PH#74-04-2	Orlando Tennis World Development Steven J. Richey, P.A.	7	#79-04-PUD
PH#71-04-5	Tri County Baptist Church Steven J. Richey, P.A.	8	#80-04-CFD/AMD
PH#70-04-2	Barbara G. Harmon Calvary Baptist Church	9	#81-04-CFD
PH#75-04-3	Mark R. Whitman Steven J. Richey, P.A.	10	#76-04-Z
PH#77-04-3	Kenneth Mazik & Donna Brown Independent Order of Foresters Greg Beliveau, LPG	11	#84-04-CFD
LPA#03/8/3-3	2001-27, LLC & George Corbett Steven J. Richey, P.A.	12	#75-03-LPA
LPA#04/5/5-3	Banyan Construction / Edward Vrablik Tim Green, Green Consulting Group	13	#5-04-LPA

TRACKING NO.: #82-04-PUD/AMD

CASE NO: PH#69-04-2

AGENDA NO: # 1

OWNER: Richard H. Langley

GENERAL LOCATION: Clermont area – Property located E'ly of the existing ArrowTree subdivision and S'ly of Meadow Cest Subdivision. 14-21-25

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) to add additional lots to Phase II of Arrowtree Reserve.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 14.410 +/-acres

FUTURE LAND USE: Rural

TRACKING NO.: #73-03-LPA

CASE NO.: LPA#03/8/1-2

AGENDA NO.: #2

OWNERS: Hart Family, LLC

AGENT: Steven J. Richey, P.A.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the Future Land Use Map (FLUM) to change the land use designation from Rural to Urban Expansion.

GENERAL LOCATION: Clermont area – Property located N of Hartwood Marsh Road and E of South Hancock Road. (Sec 10 Twp. 23S Rge. 26E)

EXISTING LAND USE: Rural

SIZE OF PARCEL: 142 +/- acres

PROPOSED FUTURE LAND USE: Urban Expansion

TRACKING NO.: #78-04-Z

CASE NO: PH#73-04-2

AGENDA NO: #3

OWNER: Ladd Development

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: South Lake County / Clermont area – Property located N of Hartwood Marsh Rd and E'ly of Hancock Rd, also being N and E'ly of Hartwood Pines subdivision. (10-23-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to R-4 (Medium Suburban Residential) to allow for construction of a single-family residential development.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: (133 +/- acres)

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #86-04-Z

CASE NO: PH#78-04-2

AGENDA NO: #4

OWNER: Jon VanderLey

REPRESENTATIVE: Ladd Development/ Dale Ladd

GENERAL LOCATION: Clermont – Property located E'ly of Hancock Rd, N'ly of Hartwood Pines subdivision. (10-23-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a Charter School, K-5 Elementary, and 6-8 Middle School.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: (9 +/- acres)

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #83-04-CUP/AMD

CASE NO: CUP#04/12/1-5

AGENDA NO: #5

OWNER: Robert C. Gruner

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Eustis area – Property located E of CR 439 and South of Quale Grove Rd. (26-18-27)

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APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the existing Conditional Use Permit Ordinance #1995-33 to amend the language to delete the term "limited" and to clarify permitted milling activities and to add conditions.

EXISTING ZONING: Agriculture + CUP

SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #77-04-Z

CASE NO: PH#72-04-2

AGENDA NO: #6

OWNER: Robert Thompson, et al

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Montverde area – Property lying S'ly of CR 50 and W of Greater Hills Subdivision.
(15/22-22-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to R-3 (Medium Residential) for residential development.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 26 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #79-04-PUD

CASE NO: PH#74-04-2

AGENDA NO: #7

OWNER: Orlando Tennis World Development
REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: South Lake County / Four Corners area – Property located SW'ly of the intersection of CR 474 and US Hwy 27. (26/27-22-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) and C-1 (Neighborhood Commercial) to PUD (Planned Unit Development) to allow for a short-term residential development.

EXISTING ZONING: Agriculture and C-1

SIZE OF PARCEL: 134 +/-acres

FUTURE LAND USE: GSACSC - Ridge

TRACKING NO.: #80-04-CFD/AMD

CASE NO: PH#71-04-5

AGENDA NO: #8

OWNER: Tri County Baptist Church

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Lady Lake area – Property located W of Rolling Acres Rd and N'ly of Little Dirt Rd.
(a non-county maintained road). (19-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the existing CFD (Community Facility District) Ordinance #44-89 to change the setbacks for the proposed use of a church and associated uses.

EXISTING ZONING: CFD (Community Facility District)

SIZE OF PARCEL: 5.05 acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #81-04-CFD

CASE NO: PH#70-04-2

AGENDA NO: #9

OWNER: Barbara G. Harmon

APPLICANT: Calvary Church Inc. / Fusion

GENERAL LOCATION: Clermont area – Property located NE'ly of the intersection of Lakeshore Drive and Hull Road. (1-23-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to CFD (Community Facility District) for construction of a church and school and associated uses.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 8.19 +/-acres

FUTURE LAND USE: GSACSC - Transitional

TRACKING NO.: #76-04-Z

CASE NO: PH#75-04-3

AGENDA NO: #10

OWNER: Mark R. Whitman

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Yalaha area – Property located NE'ly of the intersection of CR 48 and Line Street on the east side of road. (15-20-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to AR (Agriculture Residential) for residential development.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 22.6 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #84-04-CFD

CASE NO: PH#77-04-3

AGENDA NO: #11

OWNER: Kenneth Mazik and Donna Brown / Independent Order of Foresters

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners, Inc.

GENERAL LOCATION: Lake Jem area – Property located approx. 1/4 mile N of Lake Jem Rd, W of Lake Carlton and S of Beauclaire Lake. (12-20-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) + revocation of CUP#255-3 and CUP#255A-3 and rezone to CFD (Community Facility District) to allow for those continued uses of an educational and tele-health research center for children, adults and families with disabilities, including restaurant, recreational facilities and residential sites, and those use incidental to thereto.

EXISTING ZONING: A + CUP

SIZE OF PARCEL: 55.5 +/-acres

FUTURE LAND USE: Rural

TRACKING NO.: #75-03-LPA

CASE NO.: LPA#03/8/3-3

AGENDA NO.: #12

OWNERS: 2001-27 LLC and George Corbett

AGENT: Steven J. Richey, P.A.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the Future Land Use Map (FLUM) to change the land use designation from Suburban to Urban Expansion.

GENERAL LOCATION: Okahumpka area - Property lies NW'ly, NE'ly and SE'ly of the intersections of US 27/SR 25 and Turnpike. (Sec 7 Twp. 21S Rge. 25E)

EXISTING FUTURE LAND LUSE: Suburban

SIZE OF PARCEL: 18 +/-acres

PROPOSED FUTURE LAND USE: Urban Expansion

TRACKING NO.: #5-04-LPA

CASE NO.: LPA#04/5/5-3

AGENDA NO.: #13

OWNERS: Banyan Construction & Development

APPLICANT: Edward R. Vrablik

REPRESENTATIVE: Tim Green, Green Consulting Group

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the Future Land Use Map (FLUM) to change the land use designation from Suburban to Urban Expansion.

GENERAL LOCATION: Groveland area – Property lying S of Ronald Reagan Turnpike and N of US 27/SR 25. (Sec 17 Twp. 21S Rge. 25E)

EXISTING FUTURE LAND LUSE: Suburban

SIZE OF PARCEL: 355 +/-acres

PROPOSED FUTURE LAND USE: Urban Expansion